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Of Attorneys for Debtor-in-Possession

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF OREGON

In re

Blue Moon Property Group, LLC

Debtor-in-Possession

Case No. 22-31873-thp11

APPLICATION OF DEBTOR FOR
AUTHORITY TO EMPLOY REALTOR
(Mary Jo Avery of Avery Bunick Luxury
Properties, Inc.)

NOTICE

If you oppose the proposed course of action or relief sought in this Application, you must file a written objection with the bankruptcy court no later than twenty-one (21) days after the date listed in the certificate of service below. If you do not file an objection, the court may grant the Application without further notice or hearing. Your objection must set forth the specific grounds for objection and your relation to the case. The objection must be received by the clerk of court at 1050 SW 6th Avenue #700, Portland, OR 97204, by the deadline specified above or it may not be considered. You must also serve the objection on Debtor, c/o Douglas R. Ricks, Vanden Bos & Chapman, LLP, 319 SW Washington Street, Suite 520, Portland, OR 97204 (503) 241-4869, within that same time. If the court sets a

hearing, you will receive a separate notice listing the hearing date, time, and other relevant information.

APPLICATION

The Applicant, Debtor-in-Possession, Blue Moon Property Group, LLC ("Debtor"), respectfully requests entry of the proposed order attached hereto as **Exhibit A** (the "Proposed Order") and represents as follows:

1. Debtor has filed a petition under Chapter 11 of the Bankruptcy Code.
2. Debtor wishes to employ, Mary Jo Avery of Avery Bunick Luxury Properties, Inc. ("Professional"), 15540 Boones Ferry Rd., Lake Oswego, OR 97034, Phone: 503.799.3839, as its selling agent and authorize Debtor to enter into and/or assume that certain RMLS Oregon Exclusive Right to Sell - Listing Contract (together with Change Forms as applicable) and associated agreements (collectively, the "Listing Agreement") attached hereto as **Exhibit 1** to the Proposed Order with respect to the real property located at 3220 Southshore Blvd, Lake Oswego, Oregon (the "Property"). The Listing Agreement provides a commission of five and one quarter percent (5.25%) of the gross sales price on the sale of the Property executed during the term of the Listing Agreement.

1. Debtor has selected Professional for the reason that Professional has experience in matters of this character.

2. To the best of Debtor's knowledge, Professional has no connection with the creditors or any other adverse party or its attorneys, except as disclosed in the Rule 2014 Verified Statement on file herein.

3. Professional represents no interest adverse to the Debtor as debtor-in-possession or to the estate in the matters upon which Professional is to be engaged, except

as disclosed in the Rule 2014 Verified Statement on file herein. The employment of Professional would be in the best interests of the estate.

WHEREFORE, Debtor prays as follows:

1. That Debtor shall be authorized to employ Professional as Debtor's realtor with the exclusive right to market the Property for sale; and
2. Debtor further prays for entry of the Proposed Order attached hereto approving the terms and conditions of Professional's Listing Agreement.

DATED: December 5, 2022

VANDEN BOS & CHAPMAN, LLP

BLUE MOON PROPERTY GROUP, LLC

By: /s/Douglas R. Ricks
Douglas R. Ricks, OSB #044026
Of Attorneys for Debtor-in-Possession

By: /s/Ronald Sapp
Ronald Sapp, For Agent of Member
Brilliant Homes LLC
Debtor-in-Possession

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF OREGON

In re

Blue Moon Property Group, LLC
Debtor-in-Possession.

Case No. 22-31873-thp11

ORDER FOR THE EMPLOYMENT OF
REALTOR FOR DEBTOR-IN-POSSESSION
(Mary Jo Avery of Avery Bunick Luxury
Properties, Inc.)

THIS MATTER having come before the court upon the application of Debtor-in-Possession, Blue Moon Property Group, LLC ("Debtor"), praying for authority to employ and appoint the Mary Jo Avery of Avery Bunick Luxury Properties, Inc. as Debtor's realtor and that the connections disclosed in the Rule 2014 Verified Statements on file herein do not constitute adverse interests, that Professional represents no interest adverse to the Debtor as Debtor-in-Possession herein on the matters upon which Professional is to be engaged, or to the estate, (except as disclosed in the Rule 2014 Verified Statement on file herein), that the Professional's employment is necessary and would be in the best interest of the estate, and the time for filing an objection having expired and the Court being otherwise fully advised, it is hereby

ORDERED that:

1. Debtor is authorized to employ Professional as its realtor. The terms and conditions of the employment of Professional, are set forth in the Listing Agreement attached as **Exhibit 1**.

2. That compensation shall be set by the Court to be paid upon Applicant's compliance with the procedures set forth in 11 U.S.C. §§ 330 and/or 331.

This Order shall be effective only if the firm to which it applies does not hold or represent an interest adverse to the estate and is a "disinterested person" as defined by 11 U.S.C. §101(14)

###

PRESENTED BY:

VANDEN BOS & CHAPMAN, LLP

By: /s/Douglas R. Ricks
Douglas R. Ricks, OSB #044026
Christopher N. Coyle, OSB #073501
Of Attorneys for Debtor-in-Possession

LBR 9021-1 CERTIFICATION

I certify that I have complied with the requirement of LBR 9021-1(a); Order was attached to the Motion..

By: /s/Douglas R. Ricks
Douglas R. Ricks, OSB #044026
Christopher N. Coyle, OSB #073501

First Class Mail:

Blue Moon Property Group, LLC
Attn: Ronald Sapp
17600 Pacific Hwy Unit 338
Marylhurst, OR 97036

Avery Bunick Luxury Properties
Attn: Mary Jo Avery
15540 Boones Ferry Rd.
Lake Oswego, OR 97034

Electronic Mail:

The foregoing was served on all CM/ECF participants through the Court's Case Management/Electronic Case File system

RMLS OREGON EXCLUSIVE RIGHT TO SELL - LISTING CONTRACTPage 1 of 6
RMLS 04/2020**PROPERTY ADDRESS:** 3220 SOUTHSORE BLVD**CITY, STATE** Lake Oswego, OR

1 **1. AGENCY.** Seller has received and read a copy of the Initial Agency Disclosure Pamphlet. SELLER
 2 authorizes BROKER's FIRM to appoint BROKER to act as SELLER's listing BROKER. It is understood
 3 and agreed that this Agreement creates an agency relationship with BROKER and BROKER's FIRM only,
 4 not with any other brokers of BROKER's FIRM. Any broker other than BROKER who procures a
 5 prospective buyer for the Property will not be representing SELLER and may represent a buyer.

6 **2. EXCLUSIVE RIGHT TO SELL.** In consideration for the services to be rendered by the undersigned
 7 BROKER's FIRM, the undersigned SELLER hereby grants to BROKER's FIRM the exclusive right to sell
 8 the property located at the address set forth above and more particularly described on the RMLS Listing
 9 Data Input Form hereto attached (the "Property").

10 This listing is:

11 ☒ **AN ACTIVE LISTING (ACT).** Date marketing to begin is November 18, 2022,
 12 which will be the List Date published in RMLS. No marketing may occur before such date.

13 ☐ **COMING SOON-NO SHOWING LISTING (CSN).** Will automatically convert to ACT on
 14 first date for showing and Date marketing to begin on _____, _____ (not
 15 more than 21 days from date of this Agreement). Property will be shown in RMLS as CSN status
 16 and is subject to certain marketing restrictions, as provided in the RMLS Rules and Regulations,
 17 including a prohibition against any showings and Internet advertising. A sign and flyer including
 18 the phrase "Coming Soon" may be placed on the Property.

19 ☐ **EXCLUDED FROM MLS.** The Property will not be submitted to, or published in, RMLS.
 20 The Authorization to Exclude from MLS Addendum and Public Marketing must be completed and
 21 submitted to RMLS.

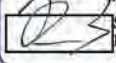
22 For purposes of this Section, marketing includes, but is not limited to, flyers displayed in windows, yard
 23 signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW),
 24 digital communications marketing (email blasts), multi-brokerage listing sharing networks, and
 25 applications available to the general public. SELLER further allows BROKER's FIRM a reasonable time
 26 after termination or expiration of this Agreement to close any transaction on which earnest money, has been
 27 paid, or a promissory note for earnest money has been tendered. No extension or renewal of this Agreement
 28 shall be effective unless it is in writing signed by SELLER and authorized signatory of BROKER's FIRM.

29 **3. LIST PRICE.** List Price \$2,290,000.

30 **4. TERM.** This Agreement is effective when fully signed by all parties, and shall terminate at 11:59p.m.
 31 on February 28, 2023.

32 **5. BROKERAGE FEE.** SELLER shall pay a brokerage fee as set forth in Section 8 below in an amount
 33 equal to 5.25% of the selling price or option exercise price of the Property or
 34 \$_____. From the brokerage fee an amount equal to 2.5% of the selling price or option
 35 exercise price of the Property or \$_____ will be offered to Cooperating Firm (BAC). SELLER
 36 hereby irrevocably assigns to BROKER's FIRM the proceeds of such transaction to the extent of
 37 BROKER's FIRM's fee and irrevocably instructs the escrow agent, if any, to pay BROKER's FIRM's fee
 38 at closing out of such proceeds.

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 Seller(s)
 Initials

RMLS OREGON EXCLUSIVE RIGHT TO SELL - LISTING CONTRACTPage 2 of 6
RMLS 04/2020**PROPERTY ADDRESS:** 3220 SOUTHSORE BLVD**CITY, STATE** Lake Oswego, OR

39 **6. DISBURSEMENT.** In the event of forfeiture of earnest money for any transaction relating to this
 40 Agreement, the earnest money shall be disbursed as follows: SELLER 100 % BROKER's FIRM
 41 % OR (check if applicable) ☒ to BROKER's FIRM to the extent of the brokerage fee, with
 42 balance to SELLER. SELLERS' Initials [Signature]

43 **7. INSUFFICIENT PROCEEDS.** If the proceeds from the sale of the Property are insufficient to cover
 44 costs at closing, SELLER acknowledges that the decision by any beneficiary or mortgagee, or its assignees,
 45 to release its interest in the Property for less than the amount owed, does not automatically relieve SELLER
 46 of the obligation to pay any debt or costs remaining at closing, including fees such as the BROKER's
 47 FIRM's commission.

48 **8. RIGHT TO COMPENSATION.** In consideration for the services herein described, SELLER shall
 49 pay BROKER's FIRM the brokerage fee set forth in Section 5 above if BROKER's FIRM or any
 50 cooperating broker, including, but not limited to, a buyer's broker:

51 (a) finds a buyer ready, willing, and able to purchase the Property for the price and terms set forth
 52 in the attached RMLS Listing Data Input Form or such other price and terms as SELLER may
 53 accept; or
 54 (b) places SELLER in contact with a person to whom SELLER sells the Property during the term
 55 of this Agreement or within NINETY (90) days after termination of this
 56 Agreement.

57 **In any event, SELLER shall pay the sum set forth in Section 5 above to BROKER's FIRM if SELLER**
 58 **cancels the authority hereby given or if SELLER sells or agrees to sell the Property during the term**
 59 **of this Agreement or any extension or renewal hereof.** Section 8 (b) above shall not apply if, following
 60 the termination of this Agreement, SELLER lists the Property for sale with another duly licensed real estate
 61 broker and if the application of such section(s) would result in SELLER's liability for more than one
 62 brokerage fee. The term "sale" shall include any exchange or trade to which SELLER consents. In the
 63 event of an exchange, trade or lease option, BROKER's FIRM is permitted to represent and receive
 64 compensation from both parties.

65 **9. SERVICES; AUTHORITY.** BROKER's FIRM will market the Property, and in connection therewith,
 66 SELLER hereby authorizes BROKER's FIRM to do the following:

67 (a) place a "for sale" sign on the Property and to remove all other similar signs;
 68 (b) turn on, or leave on, all utilities serving the Property and authorize utility providers to do so in
 69 order to show the Property, all at SELLER's expense;
 70 (c) obtain and disclose any information pertaining to any present encumbrance on the Property;
 71 (d) if authorized pursuant to Section 10 below, obtain a key to the Property and place such key in a
 72 lock box on the exterior of the Property, with recognition that SELLER bears any risk of loss or
 73 damage associated with the use of such lock box (SELLER should consult SELLER's homeowner's
 74 insurance policy to determine coverage);
 75 (e) have access to Property for purposes of showing it to prospective buyers at any reasonable hour;
 76 (f) place information regarding this listing and the Property in the RMLS;
 77 (g) accept deposits on SELLER's behalf. BROKER's FIRM is authorized to cooperate with other
 78 brokers and to share with such other brokers any commissions or compensation payable under this
 79 Agreement; and
 80 (h) communicate with SELLER by telephone, facsimile, e-mail, and /or other electronic means even
 81 after the term of this Agreement.

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 Seller(s)
 Initials

RMLS OREGON EXCLUSIVE RIGHT TO SELL - LISTING CONTRACTPage 3 of 6
RMLS 04/2020**PROPERTY ADDRESS:** 3220 SOUTHSORE BLVD**CITY, STATE** Lake Oswego, OR

82 SELLER hereby authorizes RMLS to use, relicense, repurpose, display and otherwise deal with photos
 83 and data regarding the Property, without compensation to the SELLER. Such authority shall survive
 84 expiration or termination of this Agreement. Tenant occupancy - if tenant(s) occupies property, and
 85 authority from the tenant(s) is required for BROKER's FIRM to do any of the items listed in Section 9,
 86 SELLER shall obtain such authority from tenant(s).

87 **10. LOCKBOX.** SELLER ☒ does ☐ does not (check one) authorize BROKER's FIRM to place a lockbox
 88 on the Property.

89 **11. INTERNET.** SELLER ☒ does ☐ does not (check one) authorize BROKER's FIRM to advertise the
 90 Property on the Internet.

91 **12. INDEMNITY.** SELLER shall defend, indemnify and hold harmless BROKER's FIRM, its licensees
 92 and any cooperating broker and its licensees from any liability, claims, damages, causes of action or suits
 93 arising out of, or relating to any breach of the representations and warranties set forth herein or in any
 94 agreement for the sale of the Property, and from the failure to disclose any material information to
 95 BROKER's FIRM relating to the Property.

96 **13. ATTORNEYS' FEES.** If BROKER's FIRM or any cooperating broker refers this Agreement to an
 97 attorney for collection of the compensation due hereunder, SELLER shall pay the costs and reasonable
 98 attorneys' fees of BROKER's FIRM or any cooperating broker regardless of whether mediation is
 99 conducted or arbitration or litigation is filed. If mediation is conducted or if arbitration or litigation is filed
 100 in connection with any dispute relating to this Agreement, the prevailing party shall be entitled to its
 101 attorneys' fees and costs in connection with such mediation, arbitration or litigation, and in any appeal
 102 therefrom and enforcement thereof.

103 **14. DISPUTE RESOLUTION.** SELLER and BROKER's FIRM, including the licensees of each, if any,
 104 agree that all claims, controversies or disputes, including those for rescission (hereinafter collectively
 105 referred to as "Claims"), relating directly or indirectly to this Agreement, shall be resolved in accordance
 106 with the procedures set forth herein which shall expressly survive closing. Provided, however, the
 107 following matters shall not constitute Claims:

108 (a) any proceeding to collect, interpret or enforce any mortgage, trust deed, land sale contract, or
 109 recorded construction lien;

110 (b) a forcible entry and detainer action;

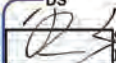
111 (c) any dispute between REALTORS® which is subject to the Professional Standards Arbitration
 112 provisions of the National Association of REALTORS®.

113 The filing of a notice of pending action ("*lis pendens*") or the application to any court for the issuance of
 114 any provisional process or similar remedy described in the Oregon or Federal Rules of Civil Procedure
 115 shall not constitute a waiver of the right or duty to use the procedures specified below.

116 Notwithstanding the following provisions, SELLER, BROKER's FIRM and the licensees, if any, mutually
 117 agree that all Claims within the jurisdiction of the Small Claims Court shall be brought and decided there,
 118 in lieu of mediation, arbitration or litigation in any other court of law.

119 If SELLER was represented in this transaction by a licensee who was then a member of the National
 120 Association of REALTORS®, all claims shall be submitted to mediation in accordance with the procedures
 121 of the Home Seller/Home Buyer Dispute Resolution System of the National Association of REALTORS®
 122 or other organization-adopted mediation program (collectively the "System"). Provided, however, if the
 123 System is not then available through the licensees' Association of REALTORS®, then the SELLER,
 124 BROKER's FIRM and/or licensees shall not be required to engage in mediation.

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125 All claims that have not been resolved by mediation, or otherwise, shall be submitted to final and binding
 126 private arbitration in accordance with Oregon Laws. Filing for arbitration shall be treated the same as filing
 127 in court for purposes of meeting any applicable statutes of limitation or for purposes of filing a *lis pendens*.
 128 SELLER, BROKER's FIRM and/or their licensees may use any professional arbitration company which
 129 provides such service to the county where the Property is located, as selected by the party first filing for
 130 arbitration. Provided, however, if no arbitration company has available services when the Claim arose, neither
 131 SELLER, BROKER's FIRM, nor their respective licensees, if any, shall be required to participate
 132 in arbitration.

133 BY CONSENTING TO THIS PROVISION YOU ARE AGREEING THAT DISPUTES ARISING UNDER
 134 THIS AGREEMENT SHALL BE HEARD AND DECIDED BY ONE OR MORE NEUTRAL
 135 ARBITRATORS AND YOU ARE GIVING UP THE RIGHT TO HAVE THE MATTER TRIED BY A
 136 JUDGE OR JURY. THE RIGHT TO APPEAL AN ARBITRATION DECISION IS LIMITED UNDER
 137 OREGON LAW.

138 **15. COMPLIANCE WITH LAW.** SELLER shall comply with all laws relating to the Property and the
 139 sale thereof, including without limitation, the obligation to offer the Property for sale to any person without
 140 regard to race, color, religion, gender, disability, marital status, familial status, sexual orientation, gender
 141 identity, legal source of income, domestic violence victim or national origin.

142 **16. SELLER's PROPERTY DISCLOSURE STATEMENT.** SELLER will complete the Seller's
 143 Property Disclosure Statement accurately based upon SELLER's personal knowledge and information as
 144 required under ORS 105.464. BROKER's FIRM has not made any statement, representation, warranty,
 145 investigation, test or other inquiry into the accuracy or adequacy of SELLER's disclosures. SELLER
 146 hereby authorizes BROKER to:
 147 (a) deliver a copy of such Disclosure Statement to any prospective Buyer; and
 148 (b) rely solely upon SELLER's representations set forth in this Agreement and in the Disclosure
 149 Statement without further inquiry or diligence on BROKER's part.

150 **17. REQUIRED DETECTORS.** Oregon Real Estate laws require SELLER to install an approved
 151 SMOKE DETECTOR(s) and approved CARBON MONOXIDE DETECTOR(s) in the building(s) located
 152 on the Property. SELLER will install approved smoke detector(s) and approved carbon monoxide
 153 detector(s) in the building(s) located on the Property, as required by law.

154 **18. SELLER'S REPRESENTATIONS AND WARRANTIES.** SELLER hereby represents and warrants
 155 to BROKER's FIRM:
 156 (a) that the undersigned SELLER has full authority to enter into this Agreement and to convey
 157 marketable title to the Property to a buyer;
 158 (b) the information on the attached Listing Data Input Form is correct and complete; and
 159 (c) as of the date(s) of the closing of the sale of the Property and transfer of possession, all aspects
 160 of the Property will be in substantially their present condition and free of material defects, except
 161 as disclosed in the sale agreement or Seller's Property Disclosure Statement.

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RMLS OREGON EXCLUSIVE RIGHT TO SELL - LISTING CONTRACTPage 5 of 6
RMLS 04/2020PROPERTY ADDRESS: 3220 SOUTHSORE BLVDCITY, STATE Lake Oswego, OR

162 **19. FIRPTA.** In general, the sale or other disposition of a U.S. real property interest by a foreign person
 163 is subject to income tax withholding under the Foreign Investment in Real Property Tax Act of 1980
 164 (FIRPTA). A "foreign person" includes a non-resident alien individual, foreign corporation, foreign
 165 partnership, foreign trust and foreign estate. If FIRPTA applies, the buyer or other qualified substitute may
 166 be legally required to withhold this tax at closing. In order to avoid closing delays, SELLER is requested
 167 to initial ~~one~~ of the two statements:

168 DS / SELLER warrants and represents to BROKER and
 169 BROKER's FIRM that SELLER is **not** a foreign person under FIRPTA.

170 / SELLER **is** a foreign person under FIRPTA.

171 **20. ADDITIONAL PROVISIONS.**

172

173

174

175 **21. MODIFICATION.** No provision of this Agreement, including, without limitation, the amount of the
 176 brokerage fee set forth in Section 5, may be modified except in writing signed by SELLER and by
 177 BROKER's FIRM.

BROKER (printed) Mary Jo Avery

BROKER Signature

Mary Jo Avery

Date of BROKER's Signature

11/18/2022 3:18 PM PSTPhone 503-799-3839Email maryjo@averybunickproperties.comBROKER's License# 780300081BROKER's FIRM (printed) Avery Bunick Luxury PropertiesAddress 15540 BOONES FERRY RD

Address

City Lake Oswego State OR Zip 97034Phone 503-799-3839Email Maryjo@Averybunickproperties.comBROKERAGE License# 201216067

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RMLS

Regional Multiple Listing Service

RESIDENTIAL DATA INPUT FORM

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Border Indicates Required Field

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| Number in () indicates how many selections to choose or circle. Screened number indicates how many characters will fit on a line or space. For Auction Listings check Auction. For Range Price Listings check Range \$ and use the Min and List/Max Price field boxes. The following Supplement Forms are available: Auction, Condo, Amenties, Additional Structure(s), Farm and Ranches, Floating Home, Green/Energy, Non-Owner Occupant, Townhouse/Planned Community and Water Rights. | | | | ML# 22383853 SYSTEM ASSIGNED | |
| Property Tax ID# 00319051 | | Property Tax ID# | | Property Tax ID# | |
| Area 147 | Price Type | <input type="checkbox"/> Auction <input type="checkbox"/> Commercial Lease <input checked="" type="checkbox"/> List Price <input type="checkbox"/> Range Price | | Min Price | List/Max Price 2290000 |
| Address 3220 | DIRECTION | SOUTHSHORE | | BLVD | Unit |
| City Lake Oswego | Zip 97034 | +4 | | Neighborhood/Building Lake View Villas | |
| County (1) Clackamas | | Zoning | | List Type (1) | |
| | | Reqd if Lot Size = 1 Acre+ | | <input checked="" type="checkbox"/> ER <input type="checkbox"/> EA | |
| Property Type (1) | | | | | |
| <input type="checkbox"/> ATTACHD <input type="checkbox"/> CO-OPHS <input type="checkbox"/> CONDO <input checked="" type="checkbox"/> DETACHD <input type="checkbox"/> FLTHOME <input type="checkbox"/> IN-PARK <input type="checkbox"/> PARTOWN <input type="checkbox"/> PLNCOMM <input type="checkbox"/> RES-MFG | | | | | |
| Condo Unit Location(1) | | <input type="checkbox"/> DETACHD <input type="checkbox"/> GROUND <input type="checkbox"/> LOWER <input type="checkbox"/> UPPER <input type="checkbox"/> MAIN <input type="checkbox"/> TOWNHSE | | CC&R <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Farm Y/N <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| Lot/Land Leased/Rent Payment | | Lot/Land Leased/Rent Payment Frequency: | | | |
| REQUIRED IF PROPERTY TYPE = IN-PARK | | <input type="checkbox"/> Annually <input type="checkbox"/> Monthly <input type="checkbox"/> One Time <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annually | | | |
| Legal (Max 104 Chars) 585 LAKE VIEW VILLAS 7 LT 557 | | | | | |
| Limited Representation (1) | | Offers/Nego Instructions (1) | | SA-ONLY | |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | <input type="checkbox"/> CALL-SA <input type="checkbox"/> SEEDOCs | | <input checked="" type="checkbox"/> SA-ONLY <input type="checkbox"/> SELLER | |
| Elementary School Westridge | | Elementary School | | Middle School Lakeridge | |
| High School Lakeridge | | High School | | | |
| GENERAL | | | | | |
| Lot Size (1) | <input type="checkbox"/> 0 to 2,999 SqFt <input type="checkbox"/> 3,000 to 4,999 SqFt <input type="checkbox"/> 5,000 to 6,999 SqFt <input checked="" type="checkbox"/> 7,000 to 9,999 SqFt <input type="checkbox"/> 10,000 to 14,999 SqFt <input type="checkbox"/> 15,000 to 19,999 SqFt <input type="checkbox"/> 20,000 SqFt to .99 Acres <input type="checkbox"/> 1 to 2.99 Acres <input type="checkbox"/> 3 to 4.99 Acres <input type="checkbox"/> 5 to 6.99 Acres <input type="checkbox"/> 7 to 9.99 Acres <input type="checkbox"/> 10 to 19.99 Acres <input type="checkbox"/> 20 to 49.99 Acres <input type="checkbox"/> 50 to 99.99 Acres <input type="checkbox"/> 100 to 199.99 Acres <input type="checkbox"/> 200+ Acres | | | # Acres 0.17 | |
| | | | Required if Lot Size=1 Acre+ Lot Dimensions Over 100' waterfront | | |
| Seller Disclosure (1) | | Other Disclosures | | | |
| <input checked="" type="checkbox"/> Disclosure <input type="checkbox"/> Exempt | | | | | |
| Waterfront (2) | | <input type="checkbox"/> Bay Front <input type="checkbox"/> Creek <input checked="" type="checkbox"/> Lake <input type="checkbox"/> Ocean Front <input type="checkbox"/> River Front <input type="checkbox"/> Seasonal <input type="checkbox"/> Other | | Body of Water Name Lake Oswego | |
| Lot Description (4) | | <input type="checkbox"/> Air Strip <input type="checkbox"/> Bluff <input type="checkbox"/> Claim-Mineral Right/Mine <input type="checkbox"/> Commons <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul-de-sac <input type="checkbox"/> Flag Lot <input type="checkbox"/> Flood Zone <input type="checkbox"/> Gated <input type="checkbox"/> Gentle Sloping <input type="checkbox"/> Golf Course <input type="checkbox"/> Green Belt <input type="checkbox"/> Hilly <input type="checkbox"/> Leased Land <input type="checkbox"/> Level <input type="checkbox"/> Light Rail <input type="checkbox"/> Merchantable Timber <input type="checkbox"/> Ocean Beach 1/4 Mile or Less <input type="checkbox"/> On Busline <input type="checkbox"/> Pond <input type="checkbox"/> Private <input type="checkbox"/> Reproduced Timber <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Seasonal <input type="checkbox"/> Secluded <input type="checkbox"/> Sloped <input type="checkbox"/> Street Car <input type="checkbox"/> Terraced <input type="checkbox"/> Trees <input type="checkbox"/> Wooded | | | |
| View (3) | | <input type="checkbox"/> Bay <input type="checkbox"/> City <input type="checkbox"/> Creek/Stream <input type="checkbox"/> Dunes <input type="checkbox"/> Golf Course <input checked="" type="checkbox"/> Lake <input type="checkbox"/> Mountain(s) <input type="checkbox"/> Ocean <input type="checkbox"/> Park/Greenbelt <input type="checkbox"/> Pond <input type="checkbox"/> River <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Territorial <input type="checkbox"/> Trees/Woods <input type="checkbox"/> Valley <input type="checkbox"/> Vineyard | | | |
| | | Road Surface (2) <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Gravel <input checked="" type="checkbox"/> Paved <input type="checkbox"/> Pervious Pavement <input type="checkbox"/> Road Splits Property <input type="checkbox"/> Unimproved <input type="checkbox"/> Other | | | |

RMLS 12.19

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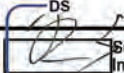
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 Seller(s)
 Initials

RESIDENTIAL DATA INPUT FORM

| | | | |
|---|---|--|---|
| ML# 22383853 <small>SYSTEM ASSIGNED</small> | | ADDRESS 3220 SOUTHSORE BLVD Lake Oswego, OR 97034 | |
| Residence | | | |
| Square Footage (Excluding Attached Garage) | | | |
| Upper | Main | Lower | Additional SQFT |
| 0 (Approx) | 2321 (Approx) | 1141 (Approx) | (Approx) |
| | | | <input type="checkbox"/> Lower <input type="checkbox"/> Main <input type="checkbox"/> Upper |
| | | | Total (Approx) 3462 <small>Syst Calc'd</small> |
| Source of Info. for SQFT county <small>NOTE: Total Square Footage is as reported by the Seller's Broker. For source of information and description of square footage, contact the Seller's Broker. Square footage includes finished and unfinished areas (excluding attached garage) and is not intended to represent "legal" or "liveable" square footage.</small> | | | |
| YearBuilt | 1940 | #BDRMS | 3 |
| | | #Levels | 2 |
| Property Condition (1) | <input type="checkbox"/> Approximately <input type="checkbox"/> Proposed <input type="checkbox"/> Restored <input checked="" type="checkbox"/> Updated/Remodeled <input type="checkbox"/> Built-Up <input type="checkbox"/> Green Roof <input type="checkbox"/> Shake <input type="checkbox"/> Tile | | |
| | <input type="checkbox"/> Fixer <input type="checkbox"/> Register of Historic Homes <input type="checkbox"/> Under Construction <input type="checkbox"/> New Construction <input type="checkbox"/> Resale <input type="checkbox"/> Unknown | | |
| Roof (1) | <input checked="" type="checkbox"/> Composition <input type="checkbox"/> Membrane <input type="checkbox"/> Shingle <input type="checkbox"/> Other | | |
| | <input type="checkbox"/> Fiberglass <input type="checkbox"/> Metal <input type="checkbox"/> Slate <input type="checkbox"/> Flat <input type="checkbox"/> Rubber <input type="checkbox"/> Tar/Gravel | | |
| # Garage | Garage Description (3) | | |
| 2 <small># Cars</small> | <input checked="" type="checkbox"/> ATTACHD <input type="checkbox"/> CONVRTD <input type="checkbox"/> OVRSIZE <input type="checkbox"/> TANDEM | <input type="checkbox"/> AVAIL <input type="checkbox"/> DETACHD <input type="checkbox"/> PTCNVT <input type="checkbox"/> TUCKUNDR | |
| | | | <input type="checkbox"/> CARPORT <input type="checkbox"/> EXTDEEP <input type="checkbox"/> SHARED |
| Parking Features (2) | <input type="checkbox"/> Carport <input checked="" type="checkbox"/> On Street <input type="checkbox"/> None | | |
| | <input type="checkbox"/> Deeded <input type="checkbox"/> Parking Pad <input type="checkbox"/> Other | | |
| | <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> RV Access/Parking | | |
| # Fireplaces | 1 | Senior 55+ (Qualifies for Fair Housing Law Exemption/Affidavit Required) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| | | Warranty? | <input type="checkbox"/> BUILDER <input type="checkbox"/> HOME |
| | | RV Desc (3): | <input type="checkbox"/> RV Hookup <input type="checkbox"/> RV Parking <input type="checkbox"/> RV/Boat Storage |
| Fireplace Description (3) | <input type="checkbox"/> Electric <input type="checkbox"/> Insert <input type="checkbox"/> Propane <input type="checkbox"/> Wood Burning | | |
| | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Pellet Stove <input type="checkbox"/> Stove | | |
| | Unreinforced Masonry Building: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/> N/A | | |
| Style (2) (1 Req'd + 1) | <input type="checkbox"/> 1 Story <input type="checkbox"/> Bungalow <input type="checkbox"/> Chalet <input type="checkbox"/> Contemporary <input type="checkbox"/> Craftsman <input type="checkbox"/> Detached Condo <input type="checkbox"/> Dutch Colonial <input type="checkbox"/> FourSquare <input type="checkbox"/> Lodge <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Modular <input type="checkbox"/> Pre-Fabricated Home <input type="checkbox"/> Saltbox <input type="checkbox"/> Studio <input type="checkbox"/> Townhouse | | |
| | <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Cabin <input type="checkbox"/> Colonial <input type="checkbox"/> Cottage <input type="checkbox"/> Custom Style <input type="checkbox"/> Dome <input type="checkbox"/> English <input type="checkbox"/> Georgian <input type="checkbox"/> Loft <input type="checkbox"/> Mediterranean/Mission/Spanish <input type="checkbox"/> NW Contemporary <input type="checkbox"/> Ranch <input type="checkbox"/> Single Wide Manufactured <input type="checkbox"/> Tandem <input type="checkbox"/> Traditional | | |
| | <input type="checkbox"/> A-Frame <input type="checkbox"/> Capecod <input type="checkbox"/> Common Wall <input type="checkbox"/> Country French <input type="checkbox"/> Daylight Ranch <input type="checkbox"/> Double Wide Manufactured <input type="checkbox"/> Farmhouse <input type="checkbox"/> Live Work Unit <input type="checkbox"/> Log <input checked="" type="checkbox"/> Mid-Century Modern <input type="checkbox"/> Prairie <input type="checkbox"/> Row House <input type="checkbox"/> Split <input type="checkbox"/> Timber Frame <input type="checkbox"/> Tri Level | | |
| Exterior Description (6) (1 Req'd + 5) | <input type="checkbox"/> Aluminum <input type="checkbox"/> Board & Batten Siding <input type="checkbox"/> Cultured Stone <input type="checkbox"/> Hard Concrete Stucco <input type="checkbox"/> Man Made <input type="checkbox"/> Panel <input checked="" type="checkbox"/> Shingle Siding <input type="checkbox"/> T-111 Siding <input type="checkbox"/> Vinyl Siding | | |
| | <input type="checkbox"/> Asbestos <input type="checkbox"/> Brick <input type="checkbox"/> Exterior Insulated Foam System <input type="checkbox"/> Lap Siding <input type="checkbox"/> Metal Siding <input type="checkbox"/> Plywood <input type="checkbox"/> Stone <input type="checkbox"/> Tongue and Groove <input type="checkbox"/> Wood Composite | | |
| | <input type="checkbox"/> Block <input type="checkbox"/> Cedar <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Log <input type="checkbox"/> Oriented Strand Board <input type="checkbox"/> Shake Siding <input type="checkbox"/> Stucco <input type="checkbox"/> Unreinforced Masonry Building <input type="checkbox"/> Wood Siding | | |
| Basement (3) | <input type="checkbox"/> Crawl Space <input type="checkbox"/> Exterior Entry <input type="checkbox"/> None <input type="checkbox"/> Separate Living Quarters/Apartment/Aux Living Unit | | |
| | <input type="checkbox"/> Daylight <input type="checkbox"/> Finished <input type="checkbox"/> Partial Basement <input type="checkbox"/> Storage Space | | |
| | <input type="checkbox"/> Dirt Floor <input type="checkbox"/> Full Basement <input type="checkbox"/> Partially Finished <input type="checkbox"/> Unfinished | | |
| Foundation (3) | <input type="checkbox"/> Other Block <input type="checkbox"/> Skirting <input type="checkbox"/> None | | |
| | <input checked="" type="checkbox"/> Concrete Perimeter <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Other | | |
| | <input type="checkbox"/> Pillar/Post/Pier <input type="checkbox"/> Stem Wall | | |

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| | | | |
|--|--|--|---|
| ML# 22383853 <small>SYSTEM ASSIGNED</small> | ADDRESS 3220 SOUTHSORE BLVD Lake Oswego, OR 97034 | | |
| Remarks | | | |
| XStr/Dir | Lake View to Southshore to Blue Heron | | |
| Private <small>(Max 400 chars)</small> | Call Mary Jo Avery for showings 503-799-3839. Please write in the offer: (1) One Member of Blue Moon Property Group LLC is a licensed Oregon Broker. (2) \$7,500 1x Lake Corp fee at close + annual \$3,185 Lake Corp dues. (lakecorp.com) | | |
| Public <small>(Max 500 chars)</small> | Incredible opportunity to own an exciting premium low bank home on Oswego Lake. This breathtaking home is meticulously updated inside/out. Top-end appliances, gorgeous flrs, dramatic vaulted grt rm w/spectacular feature fireplace. Primary ste w/deck, award winning walk-in custom shower & closet. LL Wine cellar. Dock, boat house w/storage, fire pit, fountain, covered patio kitchen/bar, hottub. Plenty of boat prking. | | |
| Public remarks are intended for public viewing. Confidential information should be excluded. No personal promotion or broker/owner contact information allowed in this section. No links or websites allowed in the Public Remarks. | | | |
| Authorization to Post on Public Internet Sites: | Listing | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Property Address (where permitted) |
| | | | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Disable Specific VOW and IDX Functionality: | Disable 3rd Party Comments: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Disable AVM: |
| | | | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| VIDEO/VIRTUAL TOUR #1 | https://vimeo.com/756965144/9a943d4f58 | | |
| VIDEO/VIRTUAL TOUR #2 | | | |
| No personal promotion or broker/owner contact information allowed in the virtual or video tour(s). | | | |
| Approximate Room Sizes and Descriptions | | | |
| BATHS | #FULL | #PART | |
| Upper | <input type="text" value="0"/> | <input type="text"/> | |
| Main | <input type="text" value="2"/> | <input type="text"/> | |
| Lower | <input type="text" value="1"/> | <input type="text"/> | |
| Total | <input type="text" value="3"/> | <input type="text" value="0"/> | |
| <small>Syst Calc'd</small> | | | |
| Room | Level (1) | Size | Feature Each Room (6) |
| Primary Bedroom | <input type="checkbox"/> Lower <input checked="" type="checkbox"/> Main <input type="checkbox"/> Upper | 15' x 12' | Deck Sliding Doors Walk in Closet Soaking Tub Quartz Double Sinks |
| Bedroom 2 | <input type="checkbox"/> Lower <input checked="" type="checkbox"/> Main <input type="checkbox"/> Upper | 16' x 11' | Suite Wall to Wall Carpet Soaking Tub Shower Quartz |
| Bedroom 3 | <input checked="" type="checkbox"/> Lower <input type="checkbox"/> Main <input type="checkbox"/> Upper | 17' x 10' | French Doors Suite Tile Floor Walk-in Shower Walk in Closet Quartz |

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|---|--|---|--|
| Room | Level (1) | Size | Feature Each Room (6) |
| Living | <input type="checkbox"/> Lower <input checked="" type="checkbox"/> Main <input type="checkbox"/> Upper | 24 x 22 | Deck Fireplace Great Room Sliding Doors Vaulted Ceiling(s) |
| Kitchen | <input type="checkbox"/> Lower <input checked="" type="checkbox"/> Main <input type="checkbox"/> Upper | 16 x 11 | Eat Bar Gas Appliances Island Pantry Sliding Doors |
| Dining | <input type="checkbox"/> Lower <input checked="" type="checkbox"/> Main <input type="checkbox"/> Upper | 17 x 11 | Deck Skylight(s) Sliding Doors Vaulted Ceiling(s) |
| Family | <input checked="" type="checkbox"/> Lower <input type="checkbox"/> Main <input type="checkbox"/> Upper | 32 x 12 | Built-in Features French Doors Exterior Entry Patio |
| Additional Laundry Room #1 (1) | <input checked="" type="checkbox"/> Lower <input type="checkbox"/> Main <input type="checkbox"/> Upper | 15 x 13 | Bathroom Storage Tile Floor Walk-in Shower Sink |
| Additional Entry Room #2 (1) | <input type="checkbox"/> Lower <input checked="" type="checkbox"/> Main <input type="checkbox"/> Upper | x | Vaulted Ceiling(s) Closet |
| Additional Wine Room #3 (1) Cellar | <input checked="" type="checkbox"/> Lower <input type="checkbox"/> Main <input type="checkbox"/> Upper | x | Built-in Features |
| Round all measurements down to the nearest foot. | | | |
| Additional Room Description | | | |
| 2nd Kitchen Bedroom 5 Den Great Room Library Mud Room Storage Wine Cellar | 2nd Master Bedroom Bedroom 6 Eating Area Guest Quarters Loft Nook Sun Porch Workshop | Atrium Bonus Room Entry Hot Tub Room Master Bathroom Office Sun Room | Bedroom 4 Dark Room Family Room Laundry Media Room Sauna Utility Room |
| Room Features | | | |
| 3rd Floor Balcony Bathtub Bookcases Built-in Microwave Butler's Pantry Closet Organizer Country Kitchen Disposal Down Draft Eating Area Family Room/Kitchen Combo Free-Standing Range Garden Window(s) Great Room High Speed Internet Instant Hot Water Kitchen Linseed Floor Nook Peninsula Reclaimed Material Sewing Skylight(s) Solar Tube(s) Studio Trash Compactor Wainscoting Washer/Dryer Wet Bar | 4th Floor Bamboo Floor Bathtub With Shower Built-in Dishwasher Built-in Oven Ceiling Fan(s) Convection Oven Coved Double Closet Dressing Room ENERGY STAR Qualified Appliances Fireplace Free-Standing Refrigerator Gas Appliances Hardwood Floors Home Theater Intercom Kitchen/Dining Room Combo Living Room/Dining Room Combo Pantry Plumbed For Ice Maker Roll-in Shower Shared Bath Slate Flooring Sound System Suite Updated/Remodeled Walk in Closet Water Feature Whirlpool | Air Cleaner Bam Door(s) Bay Window Built-in Features Built-in Range Central Vacuum Cook Island Daylight Double Oven Dumbwaiter Engineered Hardwood Fireplace Insert French Doors Gourmet Kitchen Heatlator Humidifier Island L Shaped Loft Passive Solar Pool Sauna Shower Sliding Doors Storage Sunken Vaulted Ceiling(s) Walk-in Shower Water Purifier Wood Floors | Appliance Garage Bathroom Beamed Ceilings Built-in Hot Tub Built-in Refrigerator Closet Cork Floor Deck Double Sinks Eat Bar Exterior Entry Formal Galley Granite High Ceilings Indoor Grill Jettied Tub Laminate Flooring Marble Patio Quartz See Amenities Form Sink Soaking Tub Storm Door(s) Tile Floor Vinyl Floor Wall to Wall Carpet Water Softener Wood Stove |

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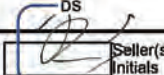
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| | | | |
|--|---|---|---|
| ML# 22383853 SYSTEM ASSIGNED | | ADDRESS 3220 SOUTHSORE BLVD Lake Oswego, OR 97034 | |
| Features | | | |
| Kitchen (12) | <input type="checkbox"/> Appliance Garage <input type="checkbox"/> Built-in Oven <input type="checkbox"/> Butler's Pantry <input type="checkbox"/> Cooktop <input type="checkbox"/> Down Draft <input checked="" type="checkbox"/> Free-Standing Range <input type="checkbox"/> Granite <input checked="" type="checkbox"/> Island <input type="checkbox"/> Plumbed For Ice Maker <input checked="" type="checkbox"/> Range Hood <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Built-in Dishwasher <input type="checkbox"/> Built-in Range <input type="checkbox"/> Convection Oven <input type="checkbox"/> Disposal <input type="checkbox"/> ENERGY STAR Qualified Appliances <input type="checkbox"/> Free-Standing Refrigerator <input type="checkbox"/> Indoor Grill <input type="checkbox"/> Marble <input type="checkbox"/> Pot Filler <input type="checkbox"/> Stainless Steel Appliance(s) <input type="checkbox"/> Water Purifier | <input type="checkbox"/> Built-in Microwave <input checked="" type="checkbox"/> Built-in Refrigerator <input type="checkbox"/> Cook Island <input type="checkbox"/> Double Oven <input type="checkbox"/> Free-Standing Gas Range <input checked="" type="checkbox"/> Gas Appliances <input type="checkbox"/> Instant Hot Water <input type="checkbox"/> Pantry <input checked="" type="checkbox"/> Quartz <input type="checkbox"/> Tile <input type="checkbox"/> Wine Cooler |
| Interior (12) | <input type="checkbox"/> 3rd Floor <input type="checkbox"/> Auxiliary Dwelling Unit <input type="checkbox"/> Central Vacuum <input type="checkbox"/> Dual Flush Toilet <input type="checkbox"/> Engineered Hardwood <input checked="" type="checkbox"/> Granite <input type="checkbox"/> Heat Recovery Ventilator <input type="checkbox"/> High Ceilings <input type="checkbox"/> Hookup Available <input type="checkbox"/> Intercom <input checked="" type="checkbox"/> Laundry <input type="checkbox"/> Marble <input checked="" type="checkbox"/> Quartz <input type="checkbox"/> Slate Flooring <input type="checkbox"/> Smart Home <input checked="" type="checkbox"/> Soaking Tub <input type="checkbox"/> Sprinkler <input type="checkbox"/> Vinyl Floor <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> WaterSense Fixture(s) | <input type="checkbox"/> 4th Floor <input type="checkbox"/> Bamboo Floor <input type="checkbox"/> Concrete Floor <input type="checkbox"/> Dumbwater <input type="checkbox"/> Furnished <input type="checkbox"/> Grey Water Recycling <input type="checkbox"/> Heated Tile Floor <input type="checkbox"/> High Speed Internet <input type="checkbox"/> Humidifier <input type="checkbox"/> Jetted Tub <input type="checkbox"/> Linseed Floor <input type="checkbox"/> Passive Solar <input type="checkbox"/> Reclaimed Material <input type="checkbox"/> Smart Appliance(s) <input type="checkbox"/> Smart Light(s) <input type="checkbox"/> Solar Tube(s) <input checked="" type="checkbox"/> Tile Floor <input type="checkbox"/> Weinscoting <input type="checkbox"/> Water Purifier <input type="checkbox"/> Wood Floors | <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Ceiling Fan(s) <input type="checkbox"/> Cork Floor <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Garage Door Opener <input type="checkbox"/> Hardwood Floors <input type="checkbox"/> Heatilator <input type="checkbox"/> Home Theater <input type="checkbox"/> Indoor Pool <input type="checkbox"/> Laminate Flooring <input type="checkbox"/> Lo-VOC Material <input type="checkbox"/> Plumbed For Central Vacuum <input type="checkbox"/> Separate Living Quarters/Apartment/Aux Living Unit <input checked="" type="checkbox"/> Smart Camera(s)/Recording <input checked="" type="checkbox"/> Smart Thermostat <input type="checkbox"/> Sound System <input checked="" type="checkbox"/> Vaulted Ceiling(s) <input checked="" type="checkbox"/> Wall to Wall Carpet <input type="checkbox"/> Water Softener |
| Exterior (12) | <input type="checkbox"/> 4X4 Only Access <input type="checkbox"/> Auxiliary Dwelling Unit <input checked="" type="checkbox"/> Boat House <input type="checkbox"/> Built-in Hot Tub <input type="checkbox"/> Covered Deck <input checked="" type="checkbox"/> Deck <input type="checkbox"/> Fenced <input type="checkbox"/> Garden <input type="checkbox"/> Greenhouse <input type="checkbox"/> On Site Stormwater Management <input checked="" type="checkbox"/> Patio <input type="checkbox"/> Poultry Coop <input type="checkbox"/> Rain Barrel/Cistern(s) <input type="checkbox"/> RV Hookup <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Second Residence <input type="checkbox"/> Smart Irrigation <input type="checkbox"/> Sprinkler <input type="checkbox"/> Tool Shed <input type="checkbox"/> Workshop | <input type="checkbox"/> Arena <input type="checkbox"/> Barn(s) <input type="checkbox"/> Boat Only Access <input type="checkbox"/> Corral(s) <input checked="" type="checkbox"/> Covered Patio <input checked="" type="checkbox"/> Dock <input type="checkbox"/> Fire Pit <input type="checkbox"/> Gas Hookup <input type="checkbox"/> Guest Quarters <input type="checkbox"/> Outbuilding <input type="checkbox"/> Pool <input type="checkbox"/> Private Road <input type="checkbox"/> Rain Garden <input type="checkbox"/> RV Parking <input type="checkbox"/> Sauna <input type="checkbox"/> Security Lights <input type="checkbox"/> Smart Light(s) <input type="checkbox"/> Storm Door(s) <input checked="" type="checkbox"/> Water Feature <input type="checkbox"/> Xeriscape Landscaping | <input type="checkbox"/> Athletic Court <input type="checkbox"/> Basketball Court <input type="checkbox"/> Built-in Barbecue <input type="checkbox"/> Covered Arena <input type="checkbox"/> Cross Fenced <input type="checkbox"/> Dog Run <input type="checkbox"/> Free-Standing Hot Tub <input type="checkbox"/> Gazebo <input type="checkbox"/> Hike Only Access <input type="checkbox"/> Outdoor Fireplace <input type="checkbox"/> Porch <input type="checkbox"/> Public Road <input type="checkbox"/> Raised Beds <input type="checkbox"/> RV/Boat Storage <input type="checkbox"/> Second Garage <input type="checkbox"/> Smart Camera(s)/Recording <input type="checkbox"/> Smart Lock(s) <input type="checkbox"/> Tennis Court(s) <input type="checkbox"/> WaterSense Irrigation <input checked="" type="checkbox"/> Yard |
| Security Features (4) | <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Intercom Entry <input type="checkbox"/> Security Guard <input type="checkbox"/> Security System Owned | <input type="checkbox"/> Fire Escape <input type="checkbox"/> None <input type="checkbox"/> Security Lights <input type="checkbox"/> Unknown | <input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> Security Gate <input type="checkbox"/> Security System Leased |
| Windows (4) | <input type="checkbox"/> Aluminum Frames <input type="checkbox"/> Triple Pane Windows | <input checked="" type="checkbox"/> Double Pane Windows <input checked="" type="checkbox"/> Vinyl Frames | <input type="checkbox"/> Storm Window(s) <input type="checkbox"/> Wood Frames |
| Type of Internet (2) | <input type="checkbox"/> Cable <input type="checkbox"/> Satellite | <input type="checkbox"/> DSL <input type="checkbox"/> Wireless | <input type="checkbox"/> Other |

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|--|--|--|--|
| ML# 22383853 SYSTEM ASSIGNED | | ADDRESS 3220 SOUTHSORE BLVD Lake Oswego, OR 97034 | |
| Features | | | |
| Accessibility (10) | | | |
| <input type="checkbox"/> Accessible Approach with Ramp | <input type="checkbox"/> Accessible Doors | <input type="checkbox"/> Accessible Elevator Installed | |
| <input type="checkbox"/> Accessible Entrance | <input type="checkbox"/> Accessible Full Bath | <input type="checkbox"/> Accessible Hallway(s) | |
| <input type="checkbox"/> Bathroom Cabinets | <input type="checkbox"/> Built-In Lighting | <input type="checkbox"/> Caregiver Quarters | |
| <input type="checkbox"/> Garage on Main | <input type="checkbox"/> Ground Level | <input type="checkbox"/> Kitchen Cabinets | |
| <input checked="" type="checkbox"/> Main Floor Bedroom w/Bath | <input type="checkbox"/> Minimal Steps | <input type="checkbox"/> Natural Lighting | |
| <input type="checkbox"/> One Level | <input type="checkbox"/> Parking | <input type="checkbox"/> Pest Accessibility | |
| <input type="checkbox"/> Pathway | <input type="checkbox"/> Roll-In Shower | <input type="checkbox"/> Stair Lift | |
| <input checked="" type="checkbox"/> Utility Room On Main | <input checked="" type="checkbox"/> Walk-In Shower | | |
| Utilities | | | |
| Cool (1) | | | |
| <input type="checkbox"/> Air Conditioning Ready | <input checked="" type="checkbox"/> Central Air | <input type="checkbox"/> EnergyStar Air Conditioning | |
| <input type="checkbox"/> Evaporative Cooling | <input type="checkbox"/> Exhaust Fan | <input type="checkbox"/> Heat Exchanger | |
| <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Wall Unit(s) | <input type="checkbox"/> Window Unit(s) | |
| <input type="checkbox"/> None | <input type="checkbox"/> Other | | |
| Hot Water (2) | | | |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> ENERGY STAR Qualified Equipment | <input checked="" type="checkbox"/> Gas | |
| <input type="checkbox"/> Propane | <input type="checkbox"/> Recirculating | <input type="checkbox"/> Solar Hot water | |
| <input type="checkbox"/> Tank | <input type="checkbox"/> Tankless | <input type="checkbox"/> Other | |
| Heat (3) (1 Req'd + 2) | | | |
| <input type="checkbox"/> Active Solar | <input type="checkbox"/> Baseboard | <input type="checkbox"/> Ceiling | |
| <input type="checkbox"/> Ductless | <input type="checkbox"/> ENERGY STAR Qualified Equipment | <input type="checkbox"/> Floor Furnace | |
| <input checked="" type="checkbox"/> Forced Air | <input type="checkbox"/> Forced Air - 90% | <input type="checkbox"/> Forced Air - 95+% | |
| <input type="checkbox"/> Gravity | <input type="checkbox"/> Heat Exchanger | <input type="checkbox"/> Heat Pump | |
| <input type="checkbox"/> Hot Water | <input type="checkbox"/> Laser Oil Stove | <input type="checkbox"/> Leased | |
| <input type="checkbox"/> Mini Split | <input type="checkbox"/> Passive Solar | <input type="checkbox"/> Radiant | |
| <input type="checkbox"/> Wall Furnace | <input type="checkbox"/> Wood Stove | <input type="checkbox"/> Zoned | |
| <input type="checkbox"/> None | <input type="checkbox"/> Other | | |
| Fuel (2) (1 Req'd + 1) | | | |
| <input type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Geothermal | |
| <input type="checkbox"/> Oil | <input type="checkbox"/> Propane | <input type="checkbox"/> Solar | |
| <input type="checkbox"/> Solar Off Grid | <input type="checkbox"/> Solar Supplemental | <input type="checkbox"/> Wood Burning | |
| <input type="checkbox"/> None | <input type="checkbox"/> Other | | |
| Water (2) (1 Req'd + 1) | | | |
| <input type="checkbox"/> Cistern | <input type="checkbox"/> Community | <input type="checkbox"/> Private | |
| <input checked="" type="checkbox"/> Public Water | <input type="checkbox"/> Shallow Well | <input type="checkbox"/> Shared Well | |
| <input type="checkbox"/> Spring | <input type="checkbox"/> Well | <input type="checkbox"/> Other | |
| Sewer (2) (1 Req'd + 1) | | | |
| <input type="checkbox"/> Cesspool | <input type="checkbox"/> Community | <input type="checkbox"/> Pressure Distribution System | |
| <input type="checkbox"/> Public Available | <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Sand Filtered | |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Shared Septic | <input type="checkbox"/> Standard Septic | |
| <input type="checkbox"/> Other | | | |
| Financial | | | |
| Property Tax Per Year 13263.34 | | Special Assessment Balance\$ | |
| | | BAC 2.5 BAC Type (1) <input checked="" type="checkbox"/> % <input type="checkbox"/> \$ | |
| Property Tax Year 2021 | | Tax Deferral <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| | | Tax Deferral Description If Tax Deferral = Yes | |
| Short Sale <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 3rd Party To Transaction SALE REQUIRES APPROVAL OF 3RD PARTY due to Pending Foreclosure, Relo, Bank Trustee, etc. | | | |
| | | Bank Owned/REO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| | | Total Comm. Differif <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Sold In-House | |
| Pre-approved Short Sale Price <input type="checkbox"/> YES <input type="checkbox"/> NO | | | |
| HOA Y/N?: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO HOA Dues \$ 3185 HOA Frequency (1) <input type="checkbox"/> 1-TIME <input type="checkbox"/> MO <input type="checkbox"/> QTR <input type="checkbox"/> 6MO <input checked="" type="checkbox"/> YR | | | |
| Other Dues \$ 7500 Other Frequency (1) <input checked="" type="checkbox"/> 1-TIME <input type="checkbox"/> MO <input type="checkbox"/> QTR <input type="checkbox"/> 6MO <input type="checkbox"/> YR | | | |
| Escrow Preference WFG Mary Ann Hughes | | Rent, If Rented \$ | |

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|--|---|---|--|--|--|---|
| ML# 22383853 <small>SYSTEM ASSIGNED</small> | | ADDRESS 3220 SOUTHSORE BLVD Lake Oswego, OR 97034 | | | | |
| Financial (Cont) | | | | | | |
| Terms (8) (1 Reqd + 5) | <table style="width:100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Assumable <input type="checkbox"/> Contract <input type="checkbox"/> FHA <input type="checkbox"/> No Financing <input type="checkbox"/> State GI Loan <input type="checkbox"/> VA Loan </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Call Seller's Agent <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FMHA Loan <input type="checkbox"/> Owner Will Carry <input type="checkbox"/> Trade <input type="checkbox"/> Other </td> <td style="width: 33%; vertical-align: top;"> <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Farm Credit Service <input type="checkbox"/> Lease Option <input type="checkbox"/> Rehab <input type="checkbox"/> USDA Loan </td> </tr> </table> | | | <input type="checkbox"/> Assumable <input type="checkbox"/> Contract <input type="checkbox"/> FHA <input type="checkbox"/> No Financing <input type="checkbox"/> State GI Loan <input type="checkbox"/> VA Loan | <input type="checkbox"/> Call Seller's Agent <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FMHA Loan <input type="checkbox"/> Owner Will Carry <input type="checkbox"/> Trade <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Farm Credit Service <input type="checkbox"/> Lease Option <input type="checkbox"/> Rehab <input type="checkbox"/> USDA Loan |
| <input type="checkbox"/> Assumable <input type="checkbox"/> Contract <input type="checkbox"/> FHA <input type="checkbox"/> No Financing <input type="checkbox"/> State GI Loan <input type="checkbox"/> VA Loan | <input type="checkbox"/> Call Seller's Agent <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FMHA Loan <input type="checkbox"/> Owner Will Carry <input type="checkbox"/> Trade <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Farm Credit Service <input type="checkbox"/> Lease Option <input type="checkbox"/> Rehab <input type="checkbox"/> USDA Loan | | | | |
| Association Amenities (12) | <table style="width:100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Athletic Court <input type="checkbox"/> Cable TV <input type="checkbox"/> Concierge <input type="checkbox"/> Gas <input type="checkbox"/> Heat <input type="checkbox"/> Internet <input type="checkbox"/> Laundry <input type="checkbox"/> Management <input type="checkbox"/> Pool <input type="checkbox"/> Road Maintenance <input type="checkbox"/> Sewer <input type="checkbox"/> Tanning Beds <input type="checkbox"/> Trash <input type="checkbox"/> Water </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Basketball Court <input type="checkbox"/> Central Air <input type="checkbox"/> Electricity <input type="checkbox"/> Gated <input type="checkbox"/> Hot Water <input type="checkbox"/> Lake Easement <input type="checkbox"/> Library <input type="checkbox"/> Meeting Room <input type="checkbox"/> Racquetball <input type="checkbox"/> Satellite TV <input type="checkbox"/> Snow Removal <input type="checkbox"/> Taxes <input type="checkbox"/> Unknown <input type="checkbox"/> Weight Room </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Boat Slip <input type="checkbox"/> Commons <input type="checkbox"/> Exterior Maintenance <input type="checkbox"/> Gym <input type="checkbox"/> Insurance <input type="checkbox"/> Lap Pool <input type="checkbox"/> Maintenance Grounds <input type="checkbox"/> Party Room <input type="checkbox"/> Recreation Facilities <input type="checkbox"/> Sauna <input type="checkbox"/> Spa/Hot Tub <input type="checkbox"/> Tennis Court(s) <input type="checkbox"/> Utilities </td> </tr> </table> | | | <input type="checkbox"/> Athletic Court <input type="checkbox"/> Cable TV <input type="checkbox"/> Concierge <input type="checkbox"/> Gas <input type="checkbox"/> Heat <input type="checkbox"/> Internet <input type="checkbox"/> Laundry <input type="checkbox"/> Management <input type="checkbox"/> Pool <input type="checkbox"/> Road Maintenance <input type="checkbox"/> Sewer <input type="checkbox"/> Tanning Beds <input type="checkbox"/> Trash <input type="checkbox"/> Water | <input type="checkbox"/> Basketball Court <input type="checkbox"/> Central Air <input type="checkbox"/> Electricity <input type="checkbox"/> Gated <input type="checkbox"/> Hot Water <input type="checkbox"/> Lake Easement <input type="checkbox"/> Library <input type="checkbox"/> Meeting Room <input type="checkbox"/> Racquetball <input type="checkbox"/> Satellite TV <input type="checkbox"/> Snow Removal <input type="checkbox"/> Taxes <input type="checkbox"/> Unknown <input type="checkbox"/> Weight Room | <input type="checkbox"/> Boat Slip <input type="checkbox"/> Commons <input type="checkbox"/> Exterior Maintenance <input type="checkbox"/> Gym <input type="checkbox"/> Insurance <input type="checkbox"/> Lap Pool <input type="checkbox"/> Maintenance Grounds <input type="checkbox"/> Party Room <input type="checkbox"/> Recreation Facilities <input type="checkbox"/> Sauna <input type="checkbox"/> Spa/Hot Tub <input type="checkbox"/> Tennis Court(s) <input type="checkbox"/> Utilities |
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| BROKER/AGENT DATA | | | | | | |
| BKR Code | ABLP01 | Seller's Office | Avery Bunick Luxury Properties | | | |
| Phone | 503-799-3839 | | | | | |
| FAX | | | | | | |
| Seller's Agent ID | AVERYMAR | Seller's Agent | Mary Jo Avery | | | |
| Phone | 503-799-3839 | | | | | |
| Agent Cell/PGR | 503-799-3839 | | | | | |
| Agent Email | maryjo@averybunickproperties.com | | | | | |
| Agent Extension | | | | | | |
| Co-Seller's Broker Code | | Co-Seller's Agent ID | | | | |
| Co-Seller's Agent | | | | | | |
| Phone | | | | | | |
| CO-SELLER'S AGENT EMAIL | | | | | | |
| List Date | 11/18/2022 <small>MM / DD / YYYY</small> | EXP Date | 2/28/2023 <small>MM / DD / YYYY</small> | | | |
| Occupied By (1) | <input type="checkbox"/> CALL-SA <input type="checkbox"/> PROPOSD <input type="checkbox"/> UNDRCON | | | | | |
| Possession (1) | <input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TENANT <input type="checkbox"/> VACANT | | | | | |
| Seller Perm. Oregon Resident? | <input type="checkbox"/> YES <input type="checkbox"/> NO | | | | | |
| FIRPTA Applies | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | | | | |
| Lockbox/Location/ Combo | 503-799-3839 | | | | | |
| Owner | Blue Moon Property Group, LLC | | | | | |
| 1st Contact | | | | | | |
| Owner 2 | Blue Moon Property Group, LLC | | | | | |
| 2nd Contact | | | | | | |
| Tenant/ Other | | | | | | |
| Showing Hours | | | | | | |
| Show (6) (1 Reqd +5) | <table style="width:100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> 24 Hour Notice <input type="checkbox"/> Call Co-Seller's Agent <input type="checkbox"/> Call Seller's Office <input type="checkbox"/> Combination Lock Box <input type="checkbox"/> Email Seller's Agent <input type="checkbox"/> Occupied <input type="checkbox"/> Security System <input type="checkbox"/> Showing Time <input type="checkbox"/> Text Seller's Agent <input checked="" type="checkbox"/> Vacant </td> <td style="width: 33%; vertical-align: top;"> <input checked="" type="checkbox"/> Appointment Only <input type="checkbox"/> Call First <input checked="" type="checkbox"/> Call Seller's Agent <input type="checkbox"/> Concierge <input type="checkbox"/> Key in Seller's Office <input type="checkbox"/> Other Lockbox - Not RMLS <input checked="" type="checkbox"/> See Remarks <input type="checkbox"/> Text Co-Seller's Agent <input type="checkbox"/> Text Tenant </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Call Before Showing Code <input type="checkbox"/> Call Owner <input type="checkbox"/> Call Tenant <input type="checkbox"/> Day Sleeper <input type="checkbox"/> Lockbox <input type="checkbox"/> Pet(s) on Premises <input checked="" type="checkbox"/> Seller's Agent Must Accompany <input type="checkbox"/> Text Owner <input type="checkbox"/> Under Construction </td> </tr> </table> | | | <input type="checkbox"/> 24 Hour Notice <input type="checkbox"/> Call Co-Seller's Agent <input type="checkbox"/> Call Seller's Office <input type="checkbox"/> Combination Lock Box <input type="checkbox"/> Email Seller's Agent <input type="checkbox"/> Occupied <input type="checkbox"/> Security System <input type="checkbox"/> Showing Time <input type="checkbox"/> Text Seller's Agent <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Appointment Only <input type="checkbox"/> Call First <input checked="" type="checkbox"/> Call Seller's Agent <input type="checkbox"/> Concierge <input type="checkbox"/> Key in Seller's Office <input type="checkbox"/> Other Lockbox - Not RMLS <input checked="" type="checkbox"/> See Remarks <input type="checkbox"/> Text Co-Seller's Agent <input type="checkbox"/> Text Tenant | <input type="checkbox"/> Call Before Showing Code <input type="checkbox"/> Call Owner <input type="checkbox"/> Call Tenant <input type="checkbox"/> Day Sleeper <input type="checkbox"/> Lockbox <input type="checkbox"/> Pet(s) on Premises <input checked="" type="checkbox"/> Seller's Agent Must Accompany <input type="checkbox"/> Text Owner <input type="checkbox"/> Under Construction |
| <input type="checkbox"/> 24 Hour Notice <input type="checkbox"/> Call Co-Seller's Agent <input type="checkbox"/> Call Seller's Office <input type="checkbox"/> Combination Lock Box <input type="checkbox"/> Email Seller's Agent <input type="checkbox"/> Occupied <input type="checkbox"/> Security System <input type="checkbox"/> Showing Time <input type="checkbox"/> Text Seller's Agent <input checked="" type="checkbox"/> Vacant | <input checked="" type="checkbox"/> Appointment Only <input type="checkbox"/> Call First <input checked="" type="checkbox"/> Call Seller's Agent <input type="checkbox"/> Concierge <input type="checkbox"/> Key in Seller's Office <input type="checkbox"/> Other Lockbox - Not RMLS <input checked="" type="checkbox"/> See Remarks <input type="checkbox"/> Text Co-Seller's Agent <input type="checkbox"/> Text Tenant | <input type="checkbox"/> Call Before Showing Code <input type="checkbox"/> Call Owner <input type="checkbox"/> Call Tenant <input type="checkbox"/> Day Sleeper <input type="checkbox"/> Lockbox <input type="checkbox"/> Pet(s) on Premises <input checked="" type="checkbox"/> Seller's Agent Must Accompany <input type="checkbox"/> Text Owner <input type="checkbox"/> Under Construction | | | | |

RMLS 12.19

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 DS

 Seller(s)
 Initials

Listing Contract Addendum

Document #1250

Please print clearly

Revision Date: 5/1/2018

Listing Identification

Owner Name(s): Blue Moon Property Group, LLC, Blue Moon Property Group, LLC MLS Number: 22383853Property Address: 3220 Southshore Blvd, Lake Oswego, OR 97034

Expiration Date Addendum

Expiration Date Extended to: n/a, 11:59 PM .
MM / DD / YYYY

Listing Price Addendum

Listing Price Changed to: \$ _____

Or Listing Range Price: \$ n/a (min.) - \$ n/a (max.)

Miscellaneous Addendum

Other Changes:

Seller authorizes Sellers Agents to solely present all offers to purchase our home without the presence of the Buyer's Agent.

Authorization (BROKER & SELLER SIGNATURES REQUIRED)

The Seller(s) authorizes the above changes which are to be made a part of the original property data form.

Participant (printed): L. Dawn HanavanParticipant's (signature): L. Dawn HanavanDate: 11/18/2022 | 3:29 PM PSTBroker (printed): Mary Jo AveryBroker's (signature): Mary Jo AveryDate: 11/18/2022 | 3:18 PM PSTSeller (printed): Blue Moon Property Group, LLCSeller (signature): [Signature], MemberDate: 11/18/2022 | 3:34 PM PSTSeller (printed): Blue Moon Property Group, LLC

Seller (signature): _____

Date: _____

Listing Contract Addendum

Document #1250

Please print clearly

Revision Date: 5/1/2018

Listing Identification

Owner Name(s): Blue Moon Property Group, LLC MLS Number: 22383853Property Address: 3220 Southshore Blvd, Lake Oswego, OR 97034

Expiration Date Addendum

Expiration Date Extended to: n/a, 11:59 PM .
MM / DD / YYYY

Listing Price Addendum

Listing Price Changed to: \$ 2,150,000.00Or Listing Range Price: \$ n/a (min.) - \$ n/a (max.)

Miscellaneous Addendum

Other Changes:

Authorization (BROKER & SELLER SIGNATURES REQUIRED)

The Seller(s) authorizes the above changes which are to be made a part of the original property data form.

Participant (printed): L. Dawn Hanavan

DocuSigned by:

Participant's (signature): L. Dawn HanavanDate: 11/28/2022 | 10:38 AM PSTBroker (printed): Mary Jo Avery

DocuSigned by:

Broker's (signature): Mary Jo AveryDate: 11/28/2022 | 10:38 AM PSTSeller (printed): Blue Moon Property Group, LLC

DocuSigned by:

Seller (signature): [Signature], MemberDate: 11/29/2022 | 12:21 AM PST

Seller (printed): _____

Seller (signature): _____

Date: _____

UNITED STATES BANKRUPTCY COURT
DISTRICT OF OREGON

In re

Case No. _____
Amended

Debtor

**VERIFIED STATEMENT IN SUPPORT OF
EMPLOYMENT APPLICATION**

Instructions to filer: This statement must be completed by each person proposed to be employed under 11 U.S.C. § 327, 1103, or 1114. If the application also seeks approval of employment of my firm, this form must be completed and signed on behalf of the firm by the member, associate, or employee of the firm who is expected to be primarily responsible for the engagement. If the firm is a law firm proposed to provide services in the case or an associated adversary proceeding, this form must be completed on behalf of the firm by the attorney of record. Any amended statement must include "Amended" in the title, be complete, and clearly identify changes from the previous filed version. Italicized text below constitutes further instructions.

I, _____, make this statement in support of the application for approval of my employment by [*enter name of proposed employer, for example, name of debtor in possession, trustee, or creditors committee*] _____ (employer). If the application also seeks approval of employment of my firm, I make this statement on behalf of myself, my firm, and each other member, associate, or employee of my firm whom I expect to perform services for the employer in or in connection with this case, and each statement below is on behalf of each of those persons. Otherwise, paragraphs 2.3 and 2.5 below do not apply to this statement.

1. Disinterestedness

- 1.1. I am not a creditor of the debtor except:
- 1.2. I am not an equity security holder of the debtor.
- 1.3. I am not and was not, within two years before the date of the filing of the petition, a director, officer, or employee of the debtor.
- 1.4. I do not have an interest materially adverse to the interest of the estate or of any class of creditors or equity security holders by reason of any direct or indirect relationship to, connection with, or interest in the debtor or for any other reason.

2. Insider status

- 2.1. I am not a relative of the individual debtor [*“Relative” means an individual related by affinity or consanguinity within the third degree as determined by the common law or individual in a step or adoptive relationship within that third degree.*]
- 2.2. I am not a relative of an individual general partner of the debtor.
- 2.3. My firm is not a partnership in which the debtor is a general partner.
- 2.4. I am not a general partner of or in the debtor.
- 2.5. My firm is not a corporation of which the debtor is a director, officer, or person in control. [*“Corporation” has the meaning in 11 U.S.C. § 101(9) and includes limited liability company but not limited partnership.*]
- 2.6. I am not an officer or director of the debtor.
- 2.7. I am not a person in control of the debtor.
- 2.8. I am not a relative of a general partner, director, officer, or person in control of the debtor.
- 2.9. If the debtor is a municipality, I am not an elected official of the debtor or a relative of an elected official of the debtor.
- 2.10. I am not a managing agent of the debtor.

3. Affiliates of the debtor [*If the debtor has no affiliates, the affiliates list should say “None.” In the balance of this statement, “affiliate” means an affiliate on the affiliates list below.*]

- 3.1. If I am an attorney proposed for employment as general bankruptcy counsel for the trustee or chapter 11 debtor in possession, the trustee or debtor in possession has with my advice prepared the list below of the debtor’s affiliates, as that term is defined in 11 U.S.C. § 101(2), including each affiliate’s name and relationship to the debtor.
- 3.2. If I am not an attorney described in paragraph 3.1 above, I have obtained from the trustee, chapter 11 debtor in possession, or the general bankruptcy counsel for the trustee or debtor in possession the list below of the debtor’s affiliates, prepared in accordance with paragraph 3.1 above.
- 3.3. I am not an affiliate or an insider of an affiliate as if such affiliate were the debtor. [*“Insider” includes persons and other entities having a relation to the debtor listed in part 2 above.*]

4. Employment by chapter 11 committee

If I am proposed to be employed by a chapter 11 committee of creditors, equity-security holders, or retirees, I do not represent any other entity having an adverse interest in connection with the case.

5. Connections

I have no business, professional, personal, financial, or other connections with the debtor, affiliates, creditors, any party in interest, their respective attorneys and accountants, the United States trustee, or any person employed in the office of the United States trustee except:

6. Compensation

6.1. If I am an attorney representing the debtor in or in connection with this case, the following are the details of all compensation paid or agreed to be paid to me within one year before the petition date for services rendered or to be rendered in contemplation of or in connection with this case, including payments made to me by either the debtor or a third party for any services rendered to the debtor within one year before filing of the petition:

6.2. If I am proposed to be employed by the trustee or, in a chapter 11 case, by the debtor in possession or a committee of creditors, equity-security holders, or retirees, I do not represent or hold an interest adverse to the interest of the estate with respect to the matter on which I am proposed to be employed.

If, during this case, any of the above statements ceases to be correct because of events occurring or information that I gain after the petition date, I agree to immediately file an amended statement on this form, include "amended" in the title, and clearly identify any changes.

I verify under penalty of perjury that the foregoing is true and correct.

Executed on _____.

Signature of individual proposed to be employed

Printed name of signer

Address (including firm name, if applicable)

LIST OF AFFILIATES OF THE DEBTOR

See instructions in paragraph 3 above.

| Name of Affiliate | Relationship of Affiliate to the Debtor |
|-------------------|---|
| | |

CERTIFICATE - TRUE COPY

DATE: December 7, 2022

DOCUMENT: APPLICATION OF DEBTOR FOR AUTHORITY TO EMPLOY REALTOR
(Mary Jo Avery of Avery Bunick Luxury Properties, Inc.) AND RULE 2014
VERIFIED STATEMENT OF PROPOSED PROFESSIONAL (Mary Jo
Avery of Avery Bunick Luxury Properties, Inc.)

I hereby certify that I prepared the foregoing copies of the foregoing named documents and have carefully compared the same with the originals thereof and they are correct copies therefrom and of the whole thereof.

CERTIFICATE OF SERVICE

I hereby certify that I served copies of the foregoing on:

Blue Moon Property Group, LLC
Attn: Ronald Sapp
17600 Pacific Hwy Unit 338
Marylhurst, OR 97036

Avery Bunick Luxury Properties
Attn: Mary Jo Avery
15540 Boones Ferry Rd.
Lake Oswego, OR 97034

by mailing copies of the above-named documents to each of the above in a sealed envelope addressed to the last known address. Each envelope was deposited into the postal system at Portland, Oregon, on the below date, postage prepaid.

I hereby certify that the foregoing was served on all CM/ECF participants through the Court's Case Management/Electronic Case File system on the date set forth below.

Dated: December 7, 2022

VANDEN BOS & CHAPMAN, LLP

By: /s/Douglas R. Ricks
Douglas R. Ricks, OSB #044026
Christopher N. Coyle, OSB #073501
Of Attorneys for Debtor-in-Possession